

PL Sum. J.
Ex. ⁰¹²



Transcript of **Bharatkumar Patel**

Friday, September 30, 2022

W.K. v. Red Roof Inns, Inc

www.TP.One
www.alderonreporting.com
www.accutracer.com
800.FOR.DEPO (800.367.3376)
Scheduling@TP.One

Reference Number: 120994

IN THE UNITED STATES DISTRICT COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION

W.K., E.H, M.M, R.P.,
M.B. D.P. A.F. C.A., R.K.,
K.P., and T.H.,

Plaintiffs,

vs.

CIVIL ACTION
FILE NO. 1:20-CV-5263-MHC

RED ROOF INNS, INC.,
FMW RRI NC, LLC, RED ROOF
FRANCHISING LLC, RRI
WEST MANAGEMENT LLC,
VARAHI HOTEL, LLC, WESTMONT
HOSPITALITY GROUP, INC. and
RRI III, LLC,

Defendants.

- - -

JANE DOE 1-4,

Plaintiffs,

CIVIL ACTION
FILE NO 1:21-CV-04278-WMR

vs.

RED ROOF INNS, LLC, et al,

Defendants.

- - -

Videotaped Deposition of
BHARATKUMAR PATEL,

1 Before Sharon R. Overman,
2 Certified Court Reporter,

3 At the Law Offices of
4 Hawkins Parnell & Young LLP,
Atlanta, Georgia,

5 On Friday, September 30, 2022,
6 Beginning at 9:15 a.m. & ending at 4:33 p.m.

7 - - -

8 AccuTran, Inc., a Trustpoint Company
9 3200 Cobb Galleria Parkway
Suite 200
Atlanta, GA 30339
855.669.1205
accutrancr.com
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1 APPEARANCES OF COUNSEL

2 For the Plaintiffs:

3 MANOJ S. VARGHESE
4 Bondurant, Mixson & Elmore, LLP
Suite 3900
5 1201 West Peachtree Street
Atlanta, GA 30309
6 404.881.4100
varghese@bmelaw.com

7 For Defendants Red Roof Inn, FMW RRI NC, LLC,
8 Red Roof Franchising, LLC, RI West Management,
LLC, RRI III, LLC, and
9 Westmont Hospitality Group Inc.:

10 ADI ALLUSHI
LILLIAN K. HENRY
11 Lewis, Brisbois,
Bisgaard & Smith, LLP
12 Suite 2900
1180 Peachtree Street, N.E.
13 Atlanta, GA 30309
404.348.8585
14 adi.allushi@lewisbrisbois.com

15 For Defendant Varahi Hotel:

16 C. SHANE KEITH
ELLIOTT C. REAM
17 Hawkins Parnell & Young, LLP
Suite 4000
18 303 Peachtree Street, N.E.
Atlanta, GA 30308
19 404.614.7400
skeith@hpylaw.com
20 eream@hpylaw.com

21 ALSO PRESENT:

22 Austin King, the videographer

23 Salima Bandali, Gujarati
24 interpreter
404.388.6980

25

1 (Whereupon Plaintiff's Exhibit 333 was
2 identified from a previous deposition.)

3 Q Mr. Patel, I'm going to hand you
4 what's been previously marked as 333 in this
5 case. Mr. Patel, this is the franchise agreement
6 between Red Roof Franchising, LLC, and Varahi
7 Hotel, LLC; correct?

8 A Yes.

9 Q And if you turn to the page marked
10 page one, this agreement was entered into on
11 December the 14th, 2012; correct?

12 A Yes.

13 Q And Mr. Patel, this agreement relates
14 to the Red Roof Inn location at 2200 Corporate
15 Plaza, Smyrna, Georgia; correct?

16 A Yes.

17 Q Mr. Patel, how much did Vahari Hotel,
18 LLC, pay to purchase the Red Roof Inn Smyrna?

19 A I don't remember the exact amount,
20 but I think approximately it was 2.6 million. It
21 could be 2.4 million or 2.6.

22 Q Thanks. The next thing I'd like you
23 to look at is Exhibit B, which is the page with
24 the Bates ending 1466.

25 THE INTERPRETER: Which part?

1 THE INTERPRETER: Vicki Lam.

2 A She used to come and give
3 instruction, say about how what the laundry
4 person should do and how the housekeeping should
5 take place.

6 Q Did this occur after you began
7 managing the hotel?

8 A Yes. She came after started
9 managing.

10 Q And do you recall when this training
11 first began?

12 A I don't recall the date.

13 MR. VARGHESE: Why don't we take a
14 break here.

15 THE VIDEOGRAPHER: Going off the
16 record at 10:26 a.m.

17 (Deposition in recess, 10:26 a.m.
18 to 10:41 a.m.)

19 THE VIDEOGRAPHER: We're back on
20 record at 10:41 a.m.

21 BY MR. VARGHESE:

22 Q Mr. Patel, if you'll take a look at
23 page four of the Varahi Franchise Agreement
24 that's Exhibit 333. Do you see section four,
25 [REDACTED]?

1 A Yes.

2 Q [REDACTED]

3 [REDACTED]

4 [REDACTED]

5 A [REDACTED]

6 Q [REDACTED];

7 correct?

8 A [REDACTED]

9 Q [REDACTED]

10 [REDACTED]

11 A [REDACTED]

12 [REDACTED]

[REDACTED]

[REDACTED]

13 [REDACTED]

14 A [REDACTED]

15 Q [REDACTED]

16 [REDACTED];

17 [REDACTED]

18 [REDACTED]

[REDACTED]

[REDACTED]

19 [REDACTED]

[REDACTED]

[REDACTED]

20 [REDACTED]

21 [REDACTED]

22 [REDACTED]

23 [REDACTED]

[REDACTED]

[REDACTED].

24

(Whereupon a document was identified as

25

Plaintiff's Exhibit 354.)

1 CERTIFICATE OF COURT REPORTER

2 STATE OF GEORGIA

3 COUNTY OF COBB

4 I hereby certify that the foregoing
5 deposition was reported as stated in the caption,
6 and the questions and answers thereto were
7 reduced to writing by me;

8 That the witness's right to read and
9 sign the deposition was waived;

10 That the foregoing pages 1 through 152
11 represent a true, correct, and complete
12 transcript of the evidence given on the
13 above-referenced date by the witness, BHARATKUMAR
14 PATEL, who was first duly sworn by me;

15 That I am not of kin or counsel to any
16 of the attorneys or parties in this case.

17 I do hereby disclose pursuant to Article
18 10.B. of the Rules and Regulations of the Board
19 of Court Reporting of the Judicial Council of
20 Georgia that I am a Georgia Certified Court
21 Reporter; that AccuTran, Inc., A Trustpoint
22 Company, was contacted by the attorney taking the
23 deposition to provide court reporting services
24 for this deposition; that I am not taking this
25 deposition under any contract that is prohibited

1 by OCGA 15-14-37(a) and (b) or Article 7.C. of
2 the Rules and Regulations of the Board; and I am
3 not disqualified for a relationship of interest
4 under OCGA 9-11-28(c).

5 There is no contract to provide
6 reporting services between myself or any person
7 with whom I have a principal and agency
8 relationship nor any attorney at law in this
9 action, party to this action, party having a
10 financial interest in this action, or agent for
11 an attorney at law in this action, party to this
12 action, or party having a financial interest in
13 this action. Any and all financial arrangements
14 beyond my usual and customary rates have been
15 disclosed and offered to all parties.

16 This 19th day of October, 2022.

17

18

19

20

Sharon Overman
SHARON R. OVERMAN, CCR B-2363
Certified Court Reporter

21

22

23

24

25